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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**February 5, 2014**

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Present: Commissioner Schofield, Commissioner Smith, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Jennifer Trella, Faith Havick, Ken Miller, Robbie Staheli.

Meeting called to order: 5:00 PM

Commissioner Schofield excuses Commissioner Shepherd and Attorney Jeff Starkey.

Invocation: Commission Martinsen

Pledge of Allegiance: Commissioner Smith

Commissioner Schofield informed the commissioners of a City Council meeting regarding an annexation February 12 at 6:00 Pm

1. APPROVAL OF AGENDA

A. Approval of the agenda for February 5, 2014.

Commissioner Smith motioned to approve the agenda for February 5, 2014.

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from January 15, 2014.

Commissioner Papa motioned to approve the minutes from January 15, 2014.

Commissioner Williams seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Smith will abstain from item 6-A his firm has done work on this project.

4. PRELIMINARY PLAT

A. Public Hearing for consideration and recommendation to City Council for the Presidio Subdivision Preliminary Plat located at the southwest corner of Washington Dam Road and Arabian Way. Applicant: Stacey Hughes

## **Background**

Drew Ellerman stated the applicant is requesting approval of a preliminary plat for The Presidio subdivision, located at the southwest corner of Washington Dam Road and Arabian Way. The applicant is wishing to develop 9 lots on an area covering 2.86 acres. The location of this particular project is zoned Single-Family Residential - 10,000 square foot min. (R-1-10).

A thirty foot (30') wide landscape area (that will also serve as a detention basin) is being proposed along Washington Dam Road. This project was once approved back in August of 2006, but due to the down-turn in the economy at that time, the project never did file for final plat and eventually expired in August of 2007. The applicant is wishing to proceed with the original design and once again move toward completing the subdivision. The subdivision is already nearly complete, so we should see an application for a final plat in the very near future.

The request meets the zoning regulation requirements and the other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval with conditions, of the preliminary plat as outlined.

## **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for The Presidio subdivision to the City Council, based on the following findings and subject to the following conditions:

## **Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning Regulations and the Subdivision Ordinance as conditioned.

## **Conditions**

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:

- A. A title report.
  - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department. Driveway access restrictions will apply to Lots 1, 3 and 8.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. The stem portions of the flag lots (#4 & 7) shall be a minimum width of twenty-six feet (26').
12. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.

Commissioner Williams asked if this is horse property.

Ken Miller answered no.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Williams stated he has been to the property and likes what he sees.

**Commissioner Smith motioned to recommend approval to City Council with the findings and conditions of staff.**

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

5. CONDITIONAL USE PERMIT

- A. Public Hearing for Consideration of approval for a Conditional Use Permit C-14-01 request for height relief for a silo at the Cotton Town Village located at 25 North 300 West. Applicant: Robbie Staheli

**Background**

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit to extend the maximum height limit of a building/structure located at the Cotton Town Village development (25 North 300 West). The applicant is wishing to bring an old Silo in to add to the aesthetic theme of Cotton Town Village. The silo is currently (or was) located in St. George off of River Road.

City ordinance only allows for a maximum of thirty-five feet (35') for any structure, unless approval is granted through the C.U.P. process. This proposal has been reviewed by the Fire Marshall and his approval.

The question comes down to whether or not the Planning Commission is in agreement that this would be a benefit to the downtown area. Staff will try and send out scanned copies of the silo for your packets. If they do not come through, feel free to come by our offices for a look.

**Recommendation**

Staff recommends that the Planning Commission approve C-14-01, if suitable, allowing for an extension of the maximum building/structure height to fifty-five feet (55') of a silo on the property of the Cotton Town Village development, located at 25 North 300 West, based on the following findings and subject to the following conditions:

**Findings**

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

**Conditions**

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. A building permit (along with the associated engineer design) be obtained for the assembly/erection of the silo.

Commissioner Williams asked if something this high was used to hold grain and does the foundation hold up as if it were holding grain.

Mr. Ellerman said that in the conditions it states they would have to comply with codes and an engineers design.

Commissioner Schofield asked if the silo would be along Telegraph.

Mr. Ellerman stated it would.

Commissioner Schofield asked what was the purpose for the silo.

Robbie Staheli stated it would be used as signage for identifying where Cotton Town Village is located.

Mr. Ellerman stated the signage is a second part to this. There would need to be a change to the sign ordinance and so he didn't want the signage to be a part of this approval.

Commissioner Schofield stated he would rather the sign ordinance change first. He stated the height limit is 35 and this is for 50 feet. He asked if it would be painted.

Mr. Staheli stated it is currently 75 feet and the bottom 15 to 30-foot part isn't usable. He stated under the conditional use permit silos are permitted.

Commissioner Williams asked for clarification of the height currently and what they will bring in.

Commissioner Schofield asked why the water tank was moved.

Mr. Staheli stated that they needed more signage area. They didn't own the property, Star Nursery owned it and they are trying to purchase it.

Commissioner Schofield asked why they moved the water tank that appears to match their landmark.

Mr. Staheli stated there are a couple of businesses coming in and they lack the signage and now they need to do more signage on Telegraph. They are trying to preserve some history with the silo. He stated he spoke with the businesses in the area and they signed off on a written statement (see attached).

Commissioner Schofield asked why they took the wagons away.

Mr. Staheli stated that they were falling apart and they wanted to clean the area up.

Commissioner Williams stated this is a good idea and some city's use these types of items such as silos as advertising and given this is not next to homes. His only concern is the foundation and doesn't want to see wires holding it up.

Mr. Staheli stated he has an engineer and will hand it in with a permit.

Mr. Ellerman stated the building department would look at it and the plan would have an engineers stamp on it.

Commissioner Papa asked how wide is the silo.

Mr. Staheli stated it is 20 feet in diameter.

Commissioner Papa asked what the height of the building across from the park that got torn down was.

Mr. Ellerman states that building was to be a three-story building just off of Telegraph.

Commissioner Schofield asked if they are going to paint it.

Mr. Staheli stated he doesn't know right now. They would need to see what product could be used that would hold up so they didn't have to worry about maintaining it all the time.

Commissioner Papa stated as a reference they would be able to look for the silo and use it to that advantage for signage and to know where Cotton Town Village is located.

Mr. Staheli stated for now they tell people they are across from Star Nursery.

Commissioner Schofield asked Councilman Nisson what he thought of this proposal.

Councilman Nisson stated some businesses go through hell and high water to get a sign. He stated he understands why Mr. Staheli wants the silo but would like more information.

Commissioner Schofield asked what he thought about the height.

Councilman Nisson stated it should be drawn to scale and 50 feet may be too high. He would rather see a drawing of how it would look in relation to the buildings that exist.

Mr. Ellerman stated the Sunrise building is two-story and is about 35 feet to use as a comparison. The silo location proposed is lower than Telegraph Street.

Commissioner Papa asked if the notice was sent.

Mr. Ellerman stated it was, 300 feet from this property not the whole Cotton Town Village.

Commissioner Schofield opened the public hearing.

No response

Commissioner Papa motioned to close the public hearing.

Commissioner Smith seconded the motion.

Motion passed unanimously.

Mr. Staheli stated he appreciates the commissioner's consideration of this and hopes that this would be a benefit to their business as a landmark.

Commissioner Williams asked if it would be lower because of the elevation of the property.

Mr. Staheli stated it would be about 20 feet lower.

Commissioner Schofield stated he looks at other businesses and their signage and if they grant this silo would Sonic want something as big. It would be hard to say yes to some and no to others. He stated he appreciates what Mr. Staheli is trying to do but he feels others will question this because there is an ordinance that they should follow.

Mr. Staheli stated it is 10 feet of signage for 5 acres.

Mr. Ellerman stated in the signage ordinance height requirements allows for 10 feet and 15 feet for two story, this is what was approved years ago for Telegraph. Signage is a hard thing for the businesses and when he looked at the silo going in the only provision was a conditional use permit per Title 9 chapter 14 section 23 exceptions to height limitations. If a 30-foot silo comes in the commission wouldn't have any say.

Commissioner Schofield stated McDonalds couldn't have their known arch because it is too big.

Mr. Ellerman stated this isn't about signage.

Commissioner Papa stated the silo would get attention without signage.

Mr. Ellerman stated if Cotton Town Village is on the silo it is advertising the area. There is an interest in changing the signage for Washington City on Telegraph because it is tight.

Commissioner Schofield asked Mr. Staheli if this was approved but the signage didn't work would he still want the silo.

Mr. Staheli stated his intent is to use it as signage. He would also like to preserve history that comes with this silo.

Commissioner Schofield stated he would like to table this so they could see what it would actually look like at the location. He asked Mr. Staheli to bring a drawing to scale with a visual of the surrounding buildings to see what the height would look like.

Mr. Staheli stated he would like the Commissioner's to come to the site and look at the silo and then go to the location where he want to put it so they can see what he wants to do.

**Commissioner Smith motioned to table the item to February 19 2014 to allow Mr. Staheli to bring in further information**

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

**6. AMENDMENT TO THE ZONING ORDINANCE**

- A. Public Hearing for consideration and recommendation to City Council for an Amendment to the zoning ordinance. To amend Chapter 11 Use Regulations to permit automobile fueling stations with or without convenience stores within the Industrial and Business Park zone designation. Applicant: Southwest Auto Recycling, Inc., Jared Hardy

**Background**

Drew Ellerman stated the applicant is wishing to amend the City Code for the purpose of allowing "Automobile fuel stations, with or without convenience stores and/or automobile wash facilities (fully automatic only)" in the Industrial 1 and 2 zoning districts. The code currently does not allow them in these two zoning districts, but does allow them in the Business Park zone under a conditional use permit. Staff has reviewed the request and has no objection to the amendment being proposed by the applicant. Therefore staff is recommending the section containing automobile fuel stations (with or without convenience stores and/or wash facilities) become permitted uses in the Industrial 1 and 2 and still remain a conditional use in the Business Park zoning district.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Amendment to the Washington City Code, Title 9-11-2(D), Listed Uses, more specifically, "Automobile fuel stations with or without convenience stores and/or automobile wash facilities (fully automatic only)" to the City Council.

	I- 1	I- 2	BP
Assembly and fabrication of goods (bookbinding, electric .....	P	P	P
Automobile fuel stations with or without convenience stores and/or automobile wash facilities (fully automatic only)	P	P	C



Commissioner Williams stated he thought this would be a good change because in other areas convenience stores in Industrial areas do well.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Papa closed the public hearing.

**Commissioner Williams motioned to recommend approval to City Council with the recommendation of staff.**

**Commissioner Papa seconded the motion.**

**Motion passed unanimously.**

7. DISCUSSION ITEMS

A. Discussion of General Information.

No items scheduled for discussion.

Commissioner Smith motioned to adjourn the Planning Commissioner meeting.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:15 PM

Washington City

Signed by: \_\_\_\_\_

Rick Schofield, Chairman

Attested to: \_\_\_\_\_

Kathy Spring, Zoning Technician